

Hillsboro Condominium Owners Association, Inc.  
Board of Directors Meeting Minutes  
April 18, 2017

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Larry called the meeting to order at 3:27 p.m. Those present were:

Ulrich Schwartz	President
Larry Groggel	Vice President
Dennis Clancy	Secretary
Darren Burns	Property Manager
Chris Schade	Property Manager
Shalah Zimmerman	Managers' Assistant

*Absent: Deb Gabour Treasurer*

SENATE BILL 100/89 HOMEOWNER DISCUSSION: Mimi requested a follow up on her AC lines, the insulation was not done. The Owner of 3976-201 reported whistling sounds possibly coming from her roof vent and a cold living room. She was also advised of the Board's decision to deny vinyl flooring in place of carpeting.

Special Guest: Anthony Sexton of Greener Grass Lawncare gave updates on coming projects. The irrigation will be started in approx. a week and then the project to put a protective rock barrier around the new fencing will be started simultaneously and continue for several weeks. While the work goes on, they will kill the grass within a foot of the fence to create a barrier for mowers and trimmers. Z&R will check the existing posts for damage that Anthony has reported. To clear all the trees and shrubs touching the fence will be approx. \$6,000 turnkey. In addition, to remove two very large separate evergreen shrubs and redo the rock beds is \$4,600 for a total of \$10,600. Dennis moved to approve the projects and the motion carried unanimously.

MINUTES: Larry made a motion to approve the March 2017 Board minutes as amended and the motion carried unanimously.

MANAGER'S REPORT: The March Financials, Collections Report and Work Order Summary Reports were reviewed. The paint inspections will start again Friday and Ulrich asked Z&R double check that all the new gutters are the proper size. Chris invited any Board Members to join the paint walks. Darren will get the Board an update on the thermostat installation by Affordable. Ulrich made the motion to approve the new Z&R contract with a locked price through 2019 and the motion carried unanimously.

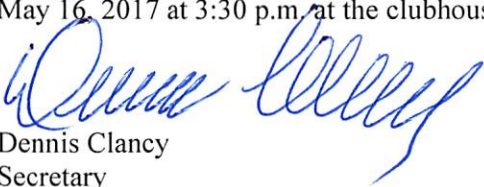
PRESIDENT'S REPORT: Ulrich requested an update on the pool fence replacement and Darren reported work will commence on April 29<sup>th</sup>. There will not be a stair inspection by Gardner Const. this year but it will be done on the normal walk-throughs.

CONTINUING BUSINESS: Chris is working on crack fill asphalt bids. Z&R was also asked to revive the project on examining steel drainage grates over sidewalks. Ulrich made mention of the reserve study status as compared to the audit. After July the Board may want to review the reserve study and update the items post insurance claim. Darren will forward the updated reserve study again.

NEW BUSINESS: Larry requested a status on the chaise lounges and the Hot Tub Heaven contract. They will need assistance getting to the covers in the storage rooms. Z&R will bid out pool monitoring with two security companies.

**Future Agenda Items:** 3848 request for two new shrubs where dead ones removed.

There being no further business, the meeting was adjourned at 4:27 p.m. The next regular Board meeting is set for May 16, 2017 at 3:30 p.m. at the clubhouse.

  
Dennis Clancy  
Secretary

  
Darren H. Burns  
Property Manager